

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 77 – White Center
Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 504
 Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$58,900	\$107,400	\$166,300	\$184,500	90.1%	11.90%
2002 Value	\$64,400	\$117,600	\$182,000	\$184,500	98.6%	11.54%
Change	+\$5,500	+\$10,200	+\$15,700		+8.5%	-0.36%
% Change	+9.3%	+9.5%	+9.4%		+9.4%	-3.03%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.36% and -3.03% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$60,100	\$106,100	\$166,200
2002 Value	\$65,700	\$116,700	\$182,400
Percent Change	+9.3%	+10.0 %	+9.7 %

Number of improved Parcels in the Population: 4485.

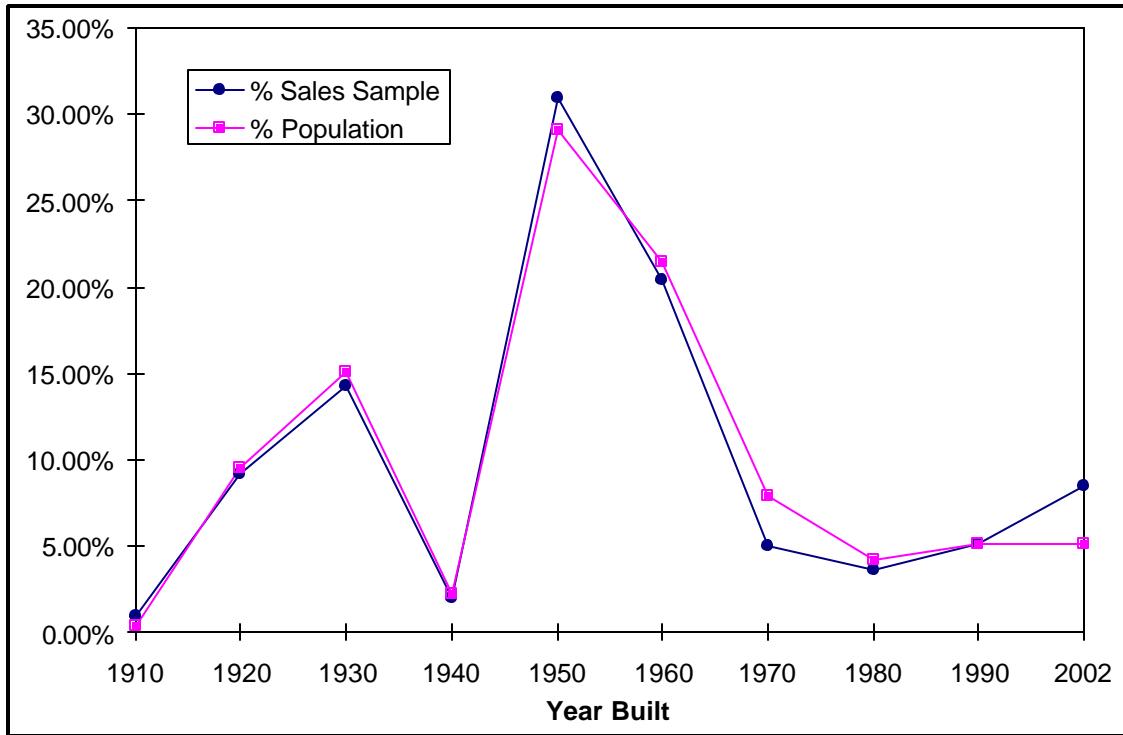
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built after 1990 had higher average ratio (assessed value/sales price) than other improvements and formula adjusts value upward less than others. An improvement with 100% brick stone had lower average ratio than other improvements and formula adjust value of such properties upward more than others, similarly, homes whose building condition is good or very good and building grade less than 7 had lower average ratio than other improvements and formula adjusts these properties upward more than other improvements thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	5	0.99%
1920	46	9.13%
1930	72	14.29%
1940	10	1.98%
1950	156	30.95%
1960	103	20.44%
1970	25	4.96%
1980	18	3.57%
1990	26	5.16%
2002	43	8.53%
	504	

Population		
Year Built	Frequency	% Population
1910	17	0.38%
1920	427	9.52%
1930	676	15.07%
1940	98	2.19%
1950	1304	29.07%
1960	964	21.49%
1970	354	7.89%
1980	186	4.15%
1990	228	5.08%
2002	231	5.15%
	4485	

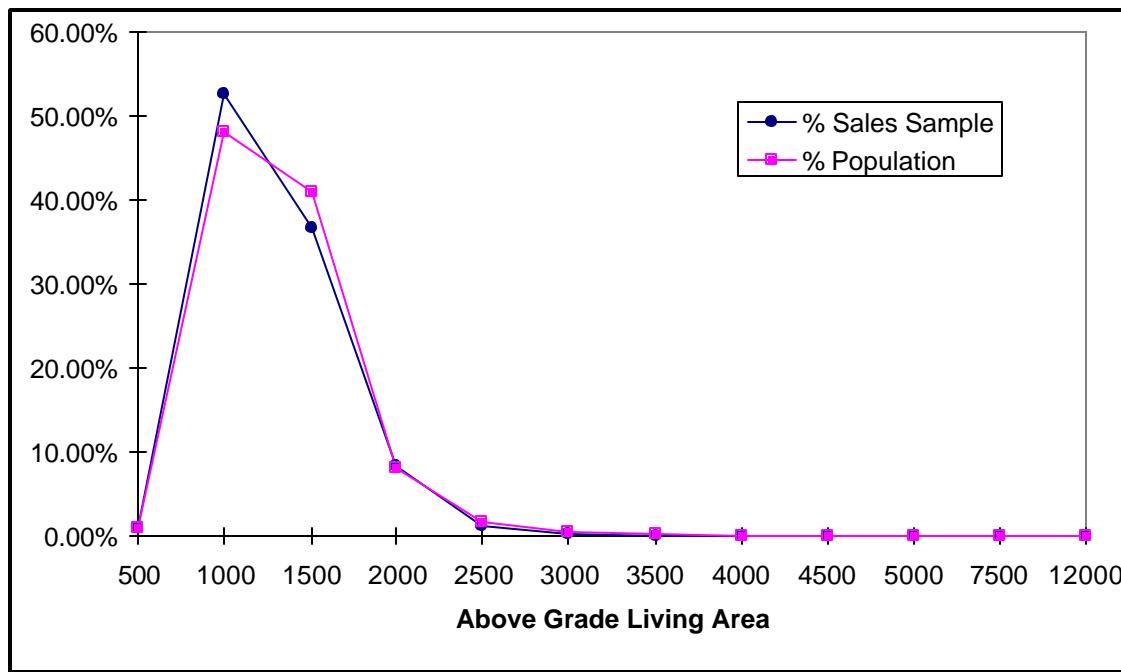


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	5	0.99%
1000	265	52.58%
1500	185	36.71%
2000	42	8.33%
2500	6	1.19%
3000	1	0.20%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	504	

Population		
AGLA	Frequency	% Population
500	36	0.80%
1000	2153	48.00%
1500	1838	40.98%
2000	359	8.00%
2500	71	1.58%
3000	23	0.51%
3500	5	0.11%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	4485	

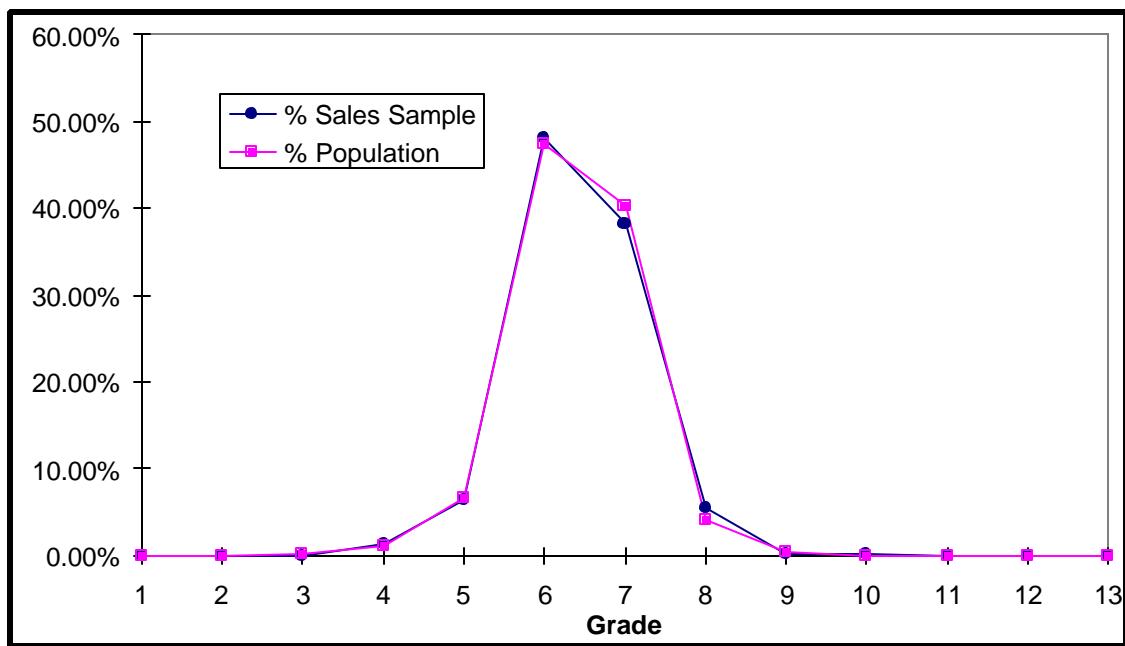


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

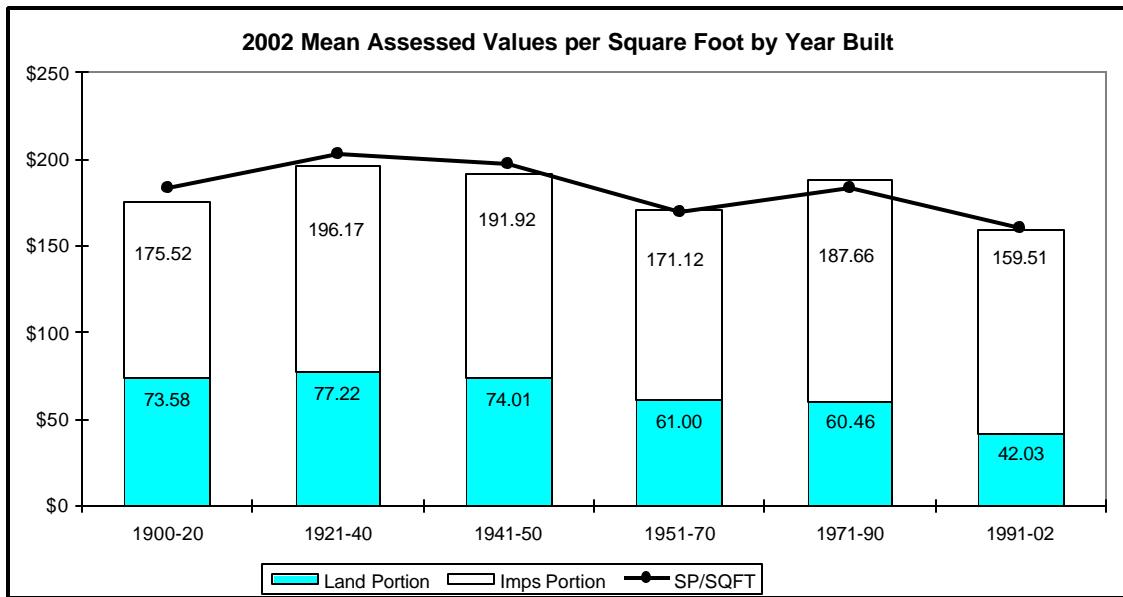
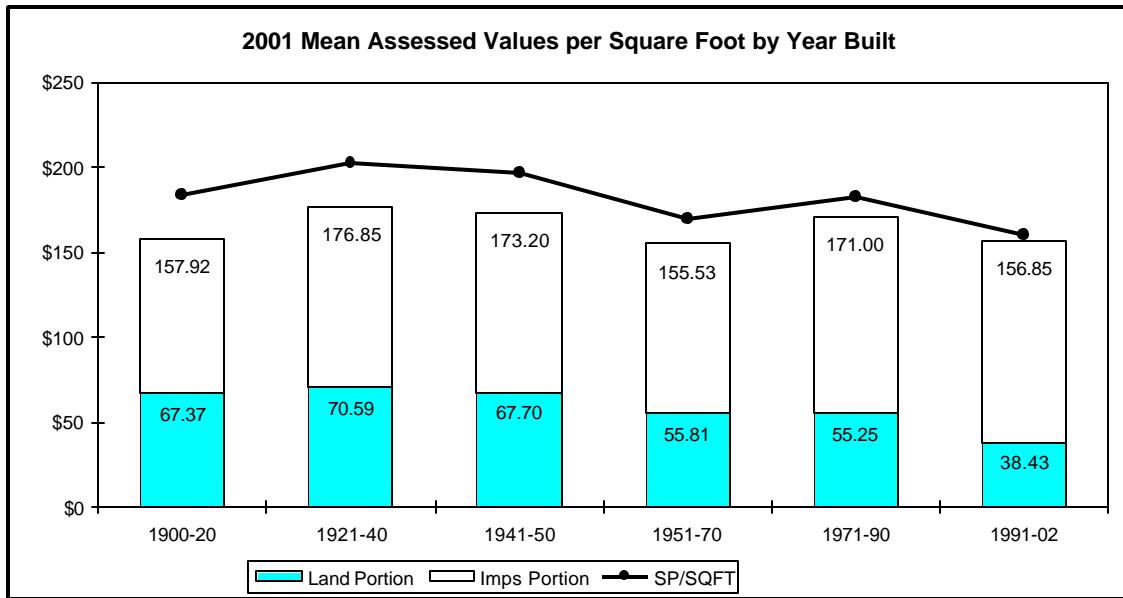
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	1.39%
5	32	6.35%
6	243	48.21%
7	192	38.10%
8	28	5.56%
9	1	0.20%
10	1	0.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		504

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	6	0.13%
4	50	1.11%
5	296	6.60%
6	2130	47.49%
7	1802	40.18%
8	180	4.01%
9	18	0.40%
10	3	0.07%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		4485



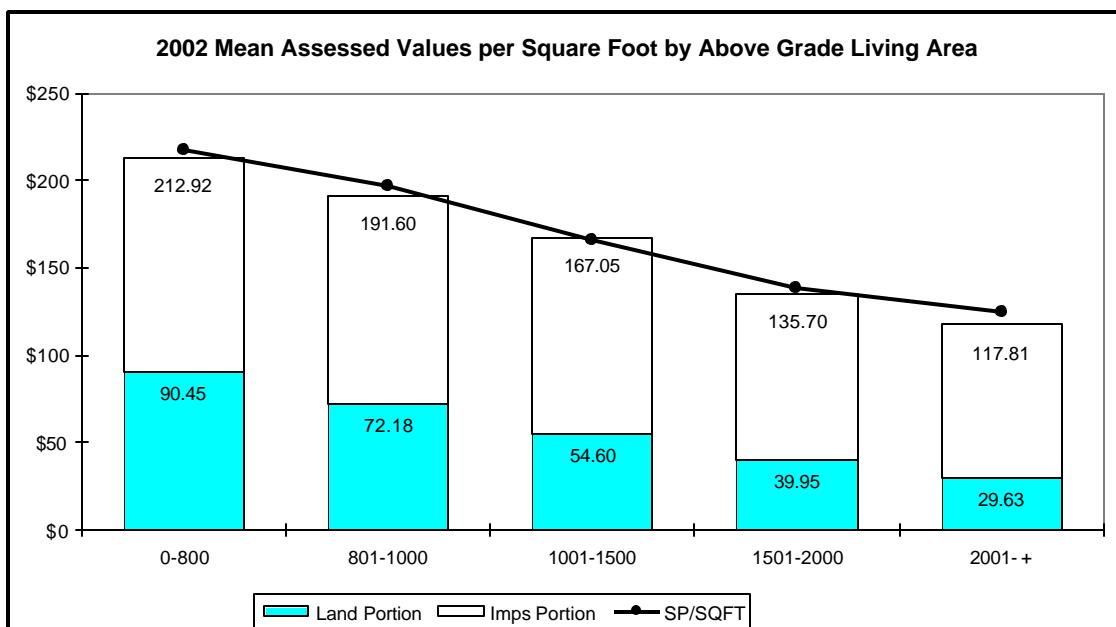
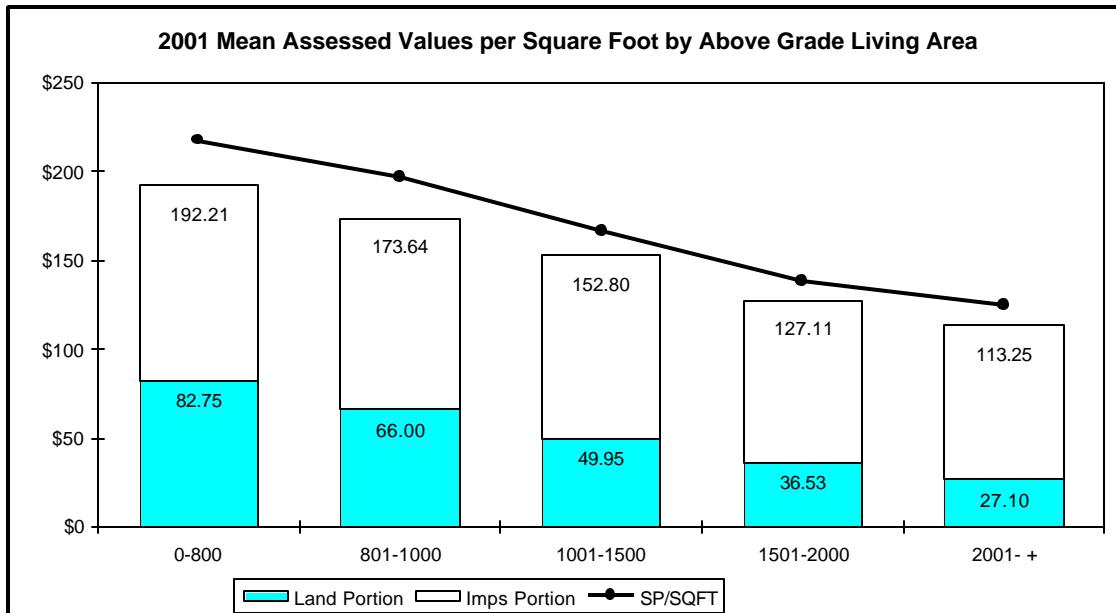
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



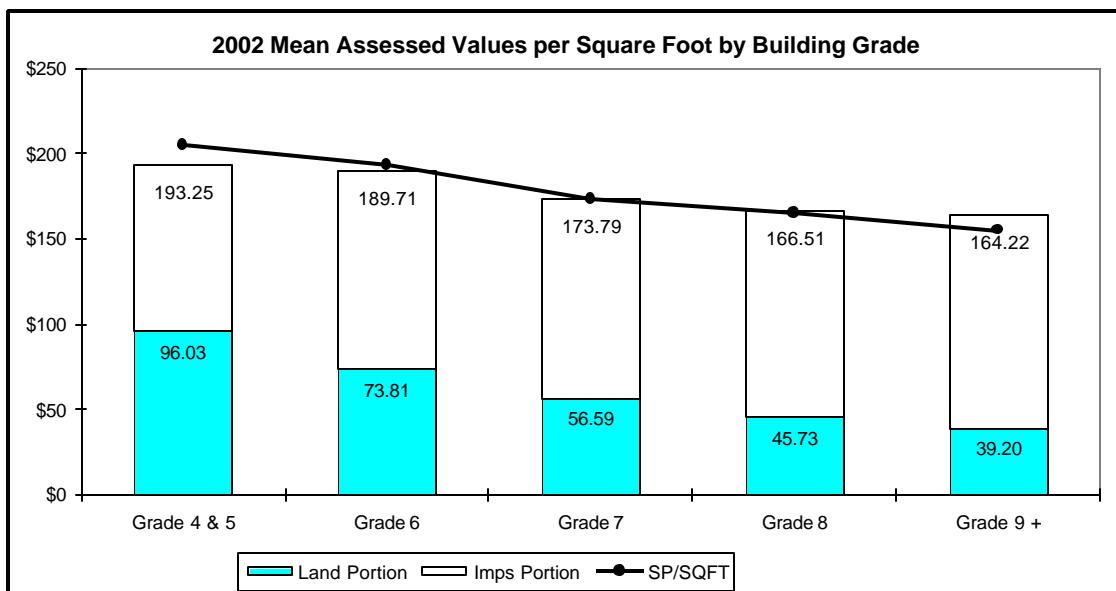
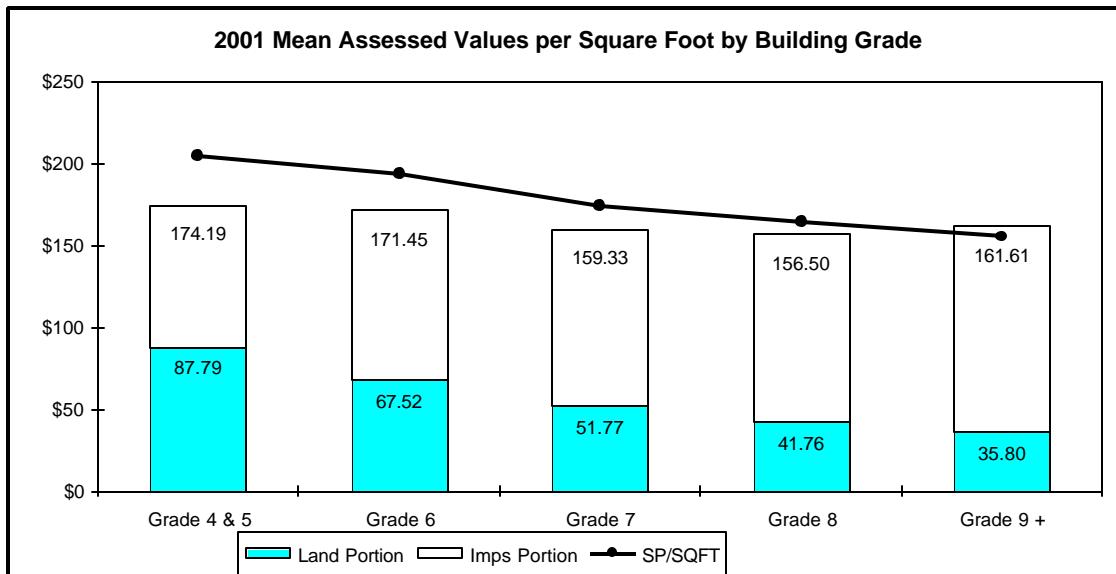
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. Seven houses which is Grade 4 is combined with Grade 5. There is only 2 houses which is grade 9 +.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (8 usable land sales) in area 77 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9095503$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.099$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 504 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

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The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9095503 + (0.07280002* if year built greater than 1990) – (0.03106283 if building condition good or very good and building grade less than 7) – (0.05165441 if brick stone 100%))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.099) + (2001 Imps Value * 1.095)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor's database.*

Improved parcel Update (Continued)

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or "No Perc" (SewerSystem=3) will be:
Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Residential properties on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 77 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.9%

Year Built or Renovation After 1990	Yes
% Adjustment	-8.1%
Condition Good or Very Good and Grade Less than 7	Yes
% Adjustment	3.9%
BrickStone 100%	Yes
% Adjustment	6.6%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built or renovated after 1990 would receive *approximately* a net 1.8% upward adjustment (9.9% overall - 8.1 % year built or renovated after 1990). Approximately, 5% of total population would get this adjustment.

A home whose building grade is less than 7 and building condition Good or very Good would receive approximately a net 13.8% upward adjustment (9.9% overall + 3.9 % building grade < 7 and building Condition > 3). Approximately, 16% of total population would get this adjustment.

A 100% brickstone home would receive approximately a net 16.5% upward adjustment (9.9% overall + 6.6 % brickstone = 100). 63 houses out of 4485 would get this adjustment.

Approximately, 77% of the population in the area 77 are adjusted by the overall alone. There are 4485 parcels with one improvement that has 1-3 living units.

This area was last physically inspected in 2000.

Area 77 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.6.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	7	0.753	0.838	11.3%	0.742	0.933
5	32	0.867	0.960	10.8%	0.910	1.010
6	243	0.884	0.979	10.7%	0.965	0.993
7	192	0.916	0.997	8.9%	0.980	1.014
8	28	0.943	0.997	5.7%	0.961	1.032
9	1	0.935	0.951	1.6%	N/A	N/A
10	1	1.171	1.190	1.6%	N/A	N/A
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	51	0.860	0.955	11.1%	0.919	0.992
1921-1940	82	0.873	0.970	11.0%	0.941	0.999
1951-1970	128	0.913	1.005	10.0%	0.986	1.023
1941-1950	156	0.880	0.976	10.8%	0.959	0.993
1971-1990	44	0.933	1.024	9.8%	0.990	1.057
1991-2002	43	0.969	0.985	1.7%	0.954	1.017
BrickStone 100%	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	486	0.903	0.986	9.2%	0.976	0.997
Y	18	0.842	0.982	16.7%	0.926	1.038
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Poor	7	0.775	0.858	10.7%	0.763	0.953
Average	372	0.909	0.987	8.5%	0.975	0.998
Good	112	0.882	0.988	12.1%	0.965	1.011
Very Good	13	0.888	1.001	12.7%	0.924	1.077
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	429	0.895	0.983	9.9%	0.972	0.994
1.5	40	0.912	1.008	10.5%	0.973	1.042
2	34	0.947	0.994	4.9%	0.953	1.035
2.5	1	0.914	0.929	1.7%	N/A	N/A

Area 77 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.6.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

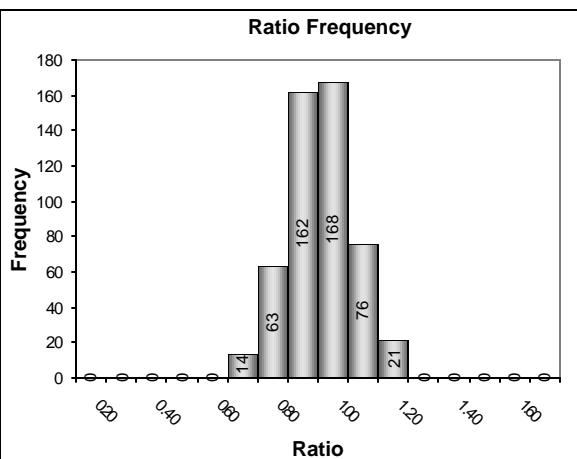
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-800	133	0.883	0.978	10.8%	0.958	0.999
801-1000	137	0.884	0.975	10.3%	0.956	0.994
1001-1500	185	0.918	1.003	9.3%	0.987	1.020
1501-2000	42	0.916	0.975	6.5%	0.941	1.010
2001 - +	7	0.905	0.940	3.8%	0.855	1.025
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Condition Good or Very Good and Grade less than 7	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	425	0.906	0.986	8.8%	0.975	0.997
Y	79	0.870	0.988	13.5%	0.962	1.013
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View Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	455	0.899	0.987	9.7%	0.976	0.997
Y	49	0.913	0.982	7.6%	0.948	1.016
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Sub	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
6	236	0.887	0.971	9.5%	0.956	0.986
8	268	0.914	1.000	9.4%	0.987	1.013
<hr/>						
Lot Size	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-4000	33	0.919	0.991	7.7%	0.952	1.030
4001-5000	105	0.897	0.988	10.1%	0.967	1.009
5001-6000	134	0.883	0.965	9.3%	0.945	0.985
6001-7000	74	0.906	0.998	10.3%	0.972	1.025
7001-8000	111	0.906	0.990	9.3%	0.968	1.012
8001-9000	16	0.930	1.022	9.9%	0.966	1.078
9001-10000	19	0.932	0.996	6.8%	0.938	1.053
10001 - +	12	0.912	1.008	10.5%	0.932	1.085

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2001	Date of Report: 5/28/2002	Sales Dates: 1/2000 - 12/2001
Area 77	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 504 Mean Assessed Value 166,300 Mean Sales Price 184,500 Standard Deviation AV 36,704 Standard Deviation SP 41,958			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.909 Median Ratio 0.908 Weighted Mean Ratio 0.901			
UNIFORMITY			
Lowest ratio 0.643 Highest ratio: 1.190 Coefficient of Dispersion 9.55% Standard Deviation 0.108 Coefficient of Variation 11.90%			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.897 <i>Upper limit</i> 0.920 95% Confidence: Mean <i>Lower limit</i> 0.899 <i>Upper limit</i> 0.918			
SAMPLE SIZE EVALUATION			
N (population size) 4485 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.108 Recommended minimum: 19 Actual sample size: 504 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 256 # ratios above mean: 248 Z: 0.356 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



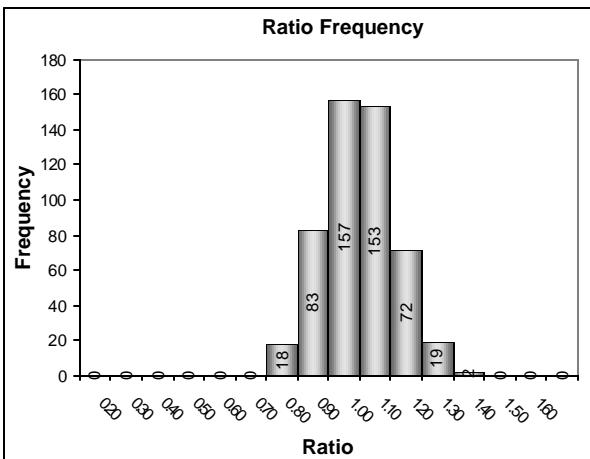
COMMENTS:

Single Family Residences throughout area 77.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2002	Date of Report: 5/28/2002	Sales Dates: 1/2000 - 12/2001								
Area 77	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 504</p> <p>Mean Assessed Value 182,000</p> <p>Mean Sales Price 184,500</p> <p>Standard Deviation AV 37,284</p> <p>Standard Deviation SP 41,958</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.997</p> <p>Median Ratio 0.997</p> <p>Weighted Mean Ratio 0.986</p>											
UNIFORMITY											
<p>Lowest ratio 0.703</p> <p>Highest ratio: 1.307</p> <p>Coefficient of Dispersion 9.23%</p> <p>Standard Deviation 0.115</p> <p>Coefficient of Variation 11.54%</p> <p>Price Related Differential (PRD) 1.011</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.983</td> </tr> <tr> <td>Upper limit</td> <td>1.008</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.987</td> </tr> <tr> <td>Upper limit</td> <td>1.007</td> </tr> </table>				Lower limit	0.983	Upper limit	1.008	Lower limit	0.987	Upper limit	1.007
Lower limit	0.983										
Upper limit	1.008										
Lower limit	0.987										
Upper limit	1.007										
SAMPLE SIZE EVALUATION											
<p>N (population size) 4485</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.115</p> <p>Recommended minimum: 21</p> <p>Actual sample size: 504</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>252</td> </tr> <tr> <td># ratios above mean:</td> <td>252</td> </tr> <tr> <td>Z:</td> <td>0.000</td> </tr> </table> <p>Conclusion: Normal*</p>				# ratios below mean:	252	# ratios above mean:	252	Z:	0.000		
# ratios below mean:	252										
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Z:	0.000										
<p>*i.e. no evidence of non-normality</p>											



COMMENTS:

Single Family Residences throughout area 77.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 77
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	812210	0705	03/03/00	112950	440	0	5	1926	3	5040	N	N	7131 31ST AV SW
6	812210	0555	10/24/00	140400	520	0	5	1928	2	5040	N	N	7329 31ST AV SW
6	948570	0176	08/01/00	107000	530	0	5	1949	3	3120	N	N	8450 22ND AV SW
6	436570	0090	08/11/00	122450	540	0	5	1925	3	7380	N	N	8851 24TH AV SW
6	812210	0550	04/20/00	125000	550	0	5	1928	4	5040	N	N	7325 31ST AV SW
6	436470	0305	12/04/00	163500	570	0	5	1920	3	7920	N	N	3021 SW THISTLE ST
6	812210	0830	09/21/00	169500	600	0	5	1928	3	5120	N	N	7109 30TH AV SW
6	926920	0545	09/22/00	180000	620	0	5	1926	4	4797	N	N	7552 31ST AV SW
6	193230	0085	03/09/00	137700	710	0	5	1925	3	5900	N	N	7742 35TH AV SW
6	812210	1475	02/09/00	115000	720	0	5	1923	3	7560	N	N	7333 26TH AV SW
6	436520	0810	01/11/01	163125	720	0	5	1923	3	8211	N	N	3108 SW BARTON ST
6	812210	1176	07/20/01	164000	570	0	6	1928	3	4959	Y	N	7116 30TH AV SW
6	812210	1186	12/22/00	152000	600	0	6	1928	3	4940	Y	N	7104 30TH AV SW
6	812210	1190	03/30/01	177000	600	0	6	1928	4	5070	Y	N	7102 30TH AV SW
6	935290	0585	06/19/00	119775	620	0	6	1941	3	5120	N	N	9222 21ST AV SW
6	815010	0240	01/31/01	153000	620	0	6	1941	3	4760	N	N	8149 34TH AV SW
6	500500	0030	08/17/00	122690	650	0	6	1942	3	5680	N	N	9222 22ND AV SW
6	926920	0770	02/25/00	142500	670	0	6	1941	3	5000	N	N	7512 30TH AV SW
6	500500	0090	03/10/00	141000	670	0	6	1941	3	4000	N	N	9211 21ST AV SW
6	500500	0115	08/23/00	145000	670	0	6	1941	3	4000	N	N	9231 21ST AV SW
6	812210	0885	04/18/01	190000	670	0	6	1928	3	5120	N	N	7153 30TH AV SW
6	193230	0445	07/25/01	148500	690	450	6	1952	3	5535	N	N	7732 32ND AV SW
6	436520	0220	05/22/00	169500	700	130	6	1923	3	7680	N	N	8810 32ND AV SW
6	745250	0580	06/14/00	140000	700	0	6	1951	3	5000	N	N	9356 31ST PL SW
6	812210	0640	09/12/00	187000	700	0	6	1927	3	5040	N	N	7122 32ND AV SW
6	926920	0560	04/24/01	200000	700	0	6	1926	3	4920	N	N	7536 31ST AV SW
6	745250	0490	06/20/01	150000	700	0	6	1951	3	5000	N	N	9305 31ST AV SW
6	745250	0315	03/03/00	153000	710	0	6	1951	3	4895	N	N	9243 31ST PL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	812210	0980	04/12/00	149950	710	0	6	1924	3	5120	N	N	7309 30TH AV SW
6	745250	0310	04/12/00	160000	710	0	6	1951	3	6000	N	N	9247 31ST PL SW
6	926920	0229	11/06/00	199950	720	120	6	1943	3	6150	N	N	7510 34TH AV SW
6	362403	9066	02/13/01	182000	720	0	6	1941	4	5720	N	N	8101 31ST AV SW
6	436470	0175	02/23/01	171000	720	0	6	1925	3	7560	N	N	8445 32ND AV SW
6	436570	0180	02/21/01	157750	720	0	6	1924	3	7440	N	N	8844 24TH AV SW
6	812210	0710	08/10/00	190000	730	0	6	1927	4	7560	N	N	7135 31ST AV SW
6	223500	0109	10/27/00	132950	730	0	6	1949	3	6250	N	N	6729 34TH AV SW
6	745250	0675	12/06/00	149950	730	0	6	1951	3	5000	N	N	9261 30TH AV SW
6	745250	0400	08/07/01	159950	730	0	6	1950	3	5000	N	N	9328 32ND AV SW
6	193230	0680	07/10/00	147000	740	0	6	1942	3	5520	N	N	7730 31ST AV SW
6	193230	0690	12/18/01	200000	750	0	6	1942	3	5520	N	N	7734 31ST AV SW
6	193230	0365	12/12/01	173500	750	0	6	1942	3	4240	N	N	7702 32ND AV SW
6	935290	0735	04/26/00	141000	760	0	6	1941	3	5040	N	N	9426 21ST AV SW
6	745250	0215	06/07/00	157000	770	0	6	1950	3	5150	N	N	9416 34TH AV SW
6	738750	0130	06/23/00	166500	770	0	6	1947	3	5500	N	N	9214 24TH AV SW
6	555030	0115	06/26/00	168000	770	0	6	1944	3	6400	N	N	8116 28TH AV SW
6	935290	1065	05/07/01	143000	780	0	6	1915	3	4720	N	N	9430 18TH AV SW
6	812210	0670	03/10/00	165000	790	0	6	1948	3	4988	N	N	3103 SW MYRTLE ST
6	812260	0040	07/06/00	170450	790	260	6	1945	3	5088	N	N	7152 29TH AV SW
6	926920	0814	08/07/00	179950	790	0	6	1945	3	6125	N	N	7527 29TH AV SW
6	812260	0245	06/11/01	192000	790	240	6	1945	3	6396	N	N	7148 28TH AV SW
6	812210	0350	10/29/01	194000	790	110	6	1959	4	5040	N	N	7314 34TH AV SW
6	193230	0385	08/29/00	142500	800	0	6	1942	3	4000	N	N	7706 32ND AV SW
6	436370	0260	12/08/00	163500	800	0	6	1947	3	7500	N	N	8120 31ST AV SW
6	555030	0100	03/17/01	187000	800	0	6	1940	3	7296	N	N	7901 27TH AV SW
6	738750	0180	08/30/01	173000	800	0	6	1947	4	5500	N	N	9408 24TH AV SW
6	436420	0241	09/19/01	189950	800	0	6	1946	3	8448	N	N	8115 32ND AV SW
6	436520	0725	12/21/01	206000	800	0	6	1923	3	7740	N	N	9002 32ND AV SW

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6	193230	0645	05/03/00	197000	810	0	6	1942	3	6950	N	N	7712 31ST AV SW	
6	812210	1290	01/03/01	205000	810	800	6	1945	3	6250	N	N	7302 29TH AV SW	
6	812210	1085	02/08/01	220000	810	200	6	1942	3	5850	Y	N	7306 30TH AV SW	
6	812260	0140	03/14/01	222500	810	810	6	1945	3	5289	N	N	7302 28TH AV SW	
6	812210	1275	03/22/01	210000	810	240	6	1945	3	6250	N	N	7318 29TH AV SW	
6	812260	0180	05/07/01	204000	810	400	6	1945	3	6250	N	N	7342 28TH AV SW	
6	745250	0295	06/27/01	152500	810	0	6	1951	3	6633	N	N	9259 31ST PL SW	
6	745250	0740	07/31/01	147000	810	0	6	1951	3	5220	N	N	3017 SW BARTON ST	
6	926920	0926	02/22/00	180000	820	200	6	1945	4	6750	N	N	7502 29TH AV SW	
6	935290	0680	03/14/00	122000	820	0	6	1924	3	5120	N	N	9445 20TH AV SW	
6	812210	0510	03/24/00	193950	820	0	6	1950	4	5040	N	N	7304 32ND AV SW	
6	362403	9113	10/04/01	214000	820	0	6	1950	3	6758	N	N	7914 32ND AV SW	
6	745250	0080	01/25/01	152950	830	0	6	1949	3	5000	N	N	9315 32ND AV SW	
6	436420	0045	04/11/00	173500	840	0	6	1941	3	5120	N	N	7915 32ND AV SW	
6	935290	0820	05/22/00	133000	840	0	6	1954	3	4720	N	N	9441 18TH AV SW	
6	436470	0050	05/25/01	180000	850	0	6	1948	3	7140	N	N	8427 34TH AV SW	
6	436470	0365	05/24/01	181300	850	0	6	1916	3	7560	N	N	8433 30TH AV SW	
6	436520	0005	03/20/00	163000	860	0	6	1922	3	6409	N	N	8802 35TH AV SW	
6	436520	0500	07/11/00	176000	860	0	6	1924	3	7740	N	N	8844 30TH AV SW	
6	812210	0900	08/11/00	184900	860	0	6	1928	3	5120	N	N	7352 31ST AV SW	
6	500500	0255	09/18/00	183850	860	0	6	1941	3	4000	N	N	9423 21ST AV SW	
6	193230	0465	03/08/01	189500	860	0	6	1990	3	6150	N	N	7746 32ND AV SW	
6	436370	0139	03/10/00	148000	870	0	6	1922	3	8052	N	N	7920 30TH AV SW	
6	935290	0550	06/12/00	158000	870	190	6	1941	4	5080	N	N	9250 21ST AV SW	
6	436520	0110	11/15/00	229750	870	100	6	1922	3	7216	N	N	3203 SW TRENTON ST	
6	745250	0685	05/17/01	189950	870	0	6	1989	3	5000	N	N	9251 30TH AV SW	
6	812210	1095	08/20/01	208000	870	0	6	1945	4	6500	N	N	7303 29TH AV SW	
6	436420	0041	03/14/00	163500	880	0	6	1941	3	5120	N	N	7916 34TH AV SW	
6	681810	0120	05/15/00	203000	880	0	6	1949	3	5650	N	N	7745 30TH AV SW	

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6	948570	0125	06/28/00	186000	880	760	6	1993	3	7511	N	N	8454 24TH AV SW	
6	910900	0005	10/03/00	182700	880	0	6	1952	3	6500	N	N	9202 30TH AV SW	
6	812210	0865	02/23/00	173000	890	0	6	1925	3	10240	N	N	7139 30TH AV SW	
6	436470	0955	05/25/00	175000	890	0	6	1924	3	7200	N	N	8614 35TH AV SW	
6	362403	9073	07/31/00	145000	890	0	6	1941	3	5200	N	N	7925 31ST AV SW	
6	745300	0010	08/25/00	149950	910	0	6	1950	3	4982	N	N	9379 32ND AV SW	
6	935290	1060	11/05/01	159950	910	350	6	1912	3	4720	N	N	9436 18TH AV SW	
6	812210	0620	04/05/00	217000	920	0	6	1986	3	5040	N	N	7138 32ND AV SW	
6	436370	0280	05/14/01	169000	920	0	6	1942	3	7500	N	N	8132 31ST AV SW	
6	935290	0760	08/22/01	228500	930	0	6	1940	5	5514	N	N	9400 21ST AV SW	
6	926920	0550	02/24/00	170000	940	0	6	1926	3	4920	N	N	7544 31ST AV SW	
6	745300	0070	05/18/00	172750	940	0	6	1951	3	5000	N	N	9343 31ST PL SW	
6	745250	0705	10/17/00	144000	940	0	6	1951	3	5000	N	N	9229 30TH AV SW	
6	745250	0265	11/02/01	161000	950	0	6	1951	3	5000	N	N	9329 31ST PL SW	
6	362403	9097	02/10/00	169500	970	0	6	1948	3	6936	N	N	8137 31ST AV SW	
6	362403	9081	04/19/01	186000	980	0	6	1941	3	5200	N	N	8131 31ST AV SW	
6	812210	0805	03/08/00	164500	990	0	6	1927	3	5120	N	N	7110 31ST AV SW	
6	436470	0600	04/20/00	185000	1010	0	6	1925	3	7920	N	N	2908 SW TRENTON ST	
6	745250	0345	05/30/00	169950	1010	0	6	1950	3	5950	N	N	3123 SW BARTON ST	
6	812210	0220	10/23/01	204500	1030	380	6	1950	3	4800	N	N	7157 34TH AV SW	
6	948570	0155	09/22/00	159000	1040	0	6	1943	3	8096	N	N	2111 SW THISTLE ST	
6	436420	0050	07/13/01	185000	1040	0	6	1941	3	5120	N	N	7923 32ND AV SW	
6	815010	0300	07/14/00	189000	1060	0	6	1941	3	5040	N	N	8101 34TH AV SW	
6	745250	0355	04/16/01	175000	1070	0	6	1950	3	6150	N	N	9228 32ND AV SW	
6	745250	0340	09/07/00	190000	1080	0	6	1950	3	4930	N	N	3117 SW BARTON ST	
6	812210	1270	06/05/00	185000	1110	150	6	1945	3	6250	Y	N	7328 29TH AV SW	
6	500500	0290	03/07/00	151950	1120	0	6	1941	3	4000	N	N	9451 21ST AV SW	
6	745250	0105	07/05/00	140000	1130	0	6	1949	3	5800	N	N	9227 32ND AV SW	
6	745250	0395	10/06/00	157000	1140	0	6	1950	3	5000	N	N	9324 32ND AV SW	

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6	681810	0100	04/26/00	190000	1150	1000	6	1943	3	5650	N	N	7735 30TH AV SW	
6	935290	0360	04/25/00	173500	1180	0	6	1916	3	4720	N	N	9245 18TH AV SW	
6	436520	0150	07/25/01	203000	1190	0	6	1925	3	7740	N	N	8827 32ND AV SW	
6	812260	0120	03/14/00	225000	1220	460	6	1945	3	6250	N	N	7343 28TH AV SW	
6	436370	0360	02/12/01	250000	1230	0	6	1919	3	7920	N	N	8120 30TH AV SW	
6	812210	0170	04/21/00	200000	1260	0	6	1927	3	4680	N	N	7146 35TH AV SW	
6	555030	0255	05/11/01	229000	1280	0	6	1943	3	6400	N	N	8117 27TH AV SW	
6	745250	0695	04/05/00	178000	1310	0	6	1951	3	5000	N	N	9241 30TH AV SW	
6	812210	1460	07/30/01	195000	1310	0	6	1953	3	7260	N	N	7330 27TH AV SW	
6	812210	0585	08/07/01	239000	1330	0	6	1922	3	5789	N	N	3102 SW WEBSTER ST	
6	745250	0320	04/07/00	156950	1350	0	6	1951	3	5250	N	N	9237 31ST PL SW	
6	436370	0035	08/30/00	202000	1360	0	6	1918	4	7860	N	N	7915 30TH AV SW	
6	812210	0525	04/13/00	222500	1380	0	6	1927	4	5040	N	N	7305 31ST AV SW	
6	812210	1115	06/20/00	229000	1410	310	6	1945	4	6500	N	N	7327 29TH AV SW	
6	436470	0255	12/08/00	187500	1490	0	6	1954	3	7560	N	N	8433 31ST AV SW	
6	948570	0251	12/05/00	212000	1560	0	6	1945	3	9920	N	N	8145 24TH AV SW	
6	812260	0195	04/11/01	218500	1730	620	6	1945	4	6375	N	N	7358 28TH AV SW	
6	812210	0235	08/25/00	153000	740	220	7	1940	4	6250	N	N	7148 34TH AV SW	
6	223500	0065	02/15/00	163500	770	0	7	1950	3	4560	N	N	6750 35TH AV SW	
6	436520	0180	05/11/01	189950	810	0	7	1948	3	7740	N	N	8844 34TH AV SW	
6	812210	0326	04/12/01	225000	830	560	7	1942	4	5166	N	N	7328 34TH AV SW	
6	815010	0130	09/20/01	208000	830	0	7	1940	3	6000	N	N	7915 34TH AV SW	
6	681810	0155	05/09/01	198950	850	0	7	1950	3	6682	Y	N	7704 30TH AV SW	
6	223500	0060	12/13/00	191500	860	0	7	1950	3	4560	Y	N	6746 35TH AV SW	
6	815010	0190	11/14/01	202000	870	200	7	1941	3	4800	N	N	8218 35TH AV SW	
6	436370	0180	06/13/01	173000	880	260	7	1952	3	7920	N	N	7930 30TH AV SW	
6	812210	0755	09/14/01	250000	880	0	7	1924	3	5120	N	N	7148 31ST AV SW	
6	193230	0215	07/21/00	188000	900	330	7	1974	3	6150	N	N	7747 34TH AV SW	
6	935290	0425	07/25/00	142000	900	0	7	1952	3	7680	N	N	9224 20TH AV SW	

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6	436520	0185	09/17/01	247000	900	0	7	1948	4	5880	N	N	3214 SW HENDERSON ST	
6	948570	0295	06/09/00	183000	910	910	7	1977	3	7316	N	N	8137 22ND AV SW	
6	193230	0555	08/08/01	195000	910	0	7	1949	3	6150	N	N	7727 31ST AV SW	
6	815010	0195	09/08/00	177000	920	0	7	1945	3	4800	N	N	8222 35TH AV SW	
6	436520	0760	09/05/01	182500	930	0	7	1924	3	7740	N	N	9020 32ND AV SW	
6	812210	0315	09/21/01	244950	940	590	7	1959	4	5040	N	N	7340 34TH AV SW	
6	436470	0005	10/16/01	184370	940	330	7	1948	3	7440	N	N	8400 35TH AV SW	
6	935290	0750	08/17/00	145000	960	0	7	1951	3	5080	N	N	9412 21ST AV SW	
6	812210	1455	09/20/00	194000	960	0	7	1953	3	7260	N	N	7336 27TH AV SW	
6	812870	0115	10/10/00	247000	970	0	7	1950	3	7680	N	N	8112 29TH AV SW	
6	935290	0500	12/22/01	170000	970	0	7	1959	3	5120	N	N	9229 20TH AV SW	
6	534720	0240	07/25/01	190950	990	0	7	1952	3	4880	N	N	9441 34TH AV SW	
6	223500	0050	09/18/00	219000	1000	0	7	1953	3	4560	Y	N	6738 35TH AV SW	
6	436470	0010	05/25/01	261000	1000	600	7	1922	3	7440	N	N	3403 SW THISTLE ST	
6	798540	0200	06/04/01	189500	1000	0	7	1941	3	5100	N	N	7732 28TH AV SW	
6	436520	0790	03/23/01	193000	1010	0	7	1952	3	7800	N	N	9039 31ST AV SW	
6	317260	0115	09/13/01	197000	1010	0	7	1953	3	6400	N	N	9251 25TH AV SW	
6	436520	0165	09/24/01	198000	1010	0	7	1963	3	7740	N	N	8838 34TH AV SW	
6	745100	0030	02/05/01	152500	1020	0	7	1954	3	7500	N	N	8833 28TH AV SW	
6	436570	0395	05/12/00	192500	1030	500	7	1959	3	8704	N	N	9056 21ST AV SW	
6	812310	0120	02/01/01	169950	1050	0	7	1927	4	6250	N	N	7127 32ND AV SW	
6	436470	0595	05/17/01	206200	1050	0	7	1951	3	7560	N	N	8650 30TH AV SW	
6	745100	0125	10/15/01	181000	1050	0	7	1954	3	7500	N	N	8826 28TH AV SW	
6	688250	0065	10/22/01	203600	1060	300	7	1957	3	7920	N	N	9413 26TH AV SW	
6	436420	0280	12/28/01	230000	1070	0	7	1951	4	7680	N	N	8133 32ND AV SW	
6	948570	0157	07/02/01	237500	1080	0	7	1997	3	7222	N	N	8408 22ND AV SW	
6	745100	0005	02/26/01	160000	1100	0	7	1954	3	7500	Y	N	2803 SW TRENTON ST	
6	436370	0265	06/05/00	163000	1120	0	7	1948	3	7500	N	N	8126 31ST AV SW	
6	260830	0060	01/13/00	169000	1130	300	7	1960	3	6200	N	N	8101 22ND AV SW	

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6	260830	0050	09/24/01	186000	1130	0	7	1960	3	6200	N	N	8111 22ND AV SW
6	798540	0188	04/11/00	242000	1140	0	7	1997	4	5000	N	N	7728 26th PI SW
6	193230	0185	07/10/00	249900	1140	550	7	1910	5	6150	N	N	7733 34TH AV SW
6	436520	0975	08/17/00	200000	1140	0	7	1952	3	7380	N	N	9033 34TH AV SW
6	362403	9153	06/21/01	203000	1140	0	7	1959	3	9218	N	N	2202 SW ELMGROVE ST
6	436520	0199	11/27/01	223000	1140	0	7	1948	4	4800	N	N	8856 34TH AV SW
6	088000	0012	04/24/00	169450	1170	0	7	1998	3	1919	N	N	2501 SW CLOVERDALE ST
6	798540	0191	09/25/00	235000	1170	880	7	1966	3	5100	N	N	7750 28TH AV SW
6	745100	0120	08/16/01	180000	1170	0	7	1954	3	7500	N	N	8820 28TH AV SW
6	812210	0990	07/10/00	190000	1190	0	7	1983	3	5140	N	N	7317 30TH AV SW
6	745100	0150	12/12/01	165000	1190	0	7	1954	3	11750	N	N	8856 28TH AV SW
6	436370	0231	08/21/00	218000	1210	630	7	1982	3	4600	N	N	8103 30TH AV SW
6	362403	9138	06/29/01	178000	1210	0	7	1953	3	5700	N	N	9406 30TH AV SW
6	745300	0040	08/14/01	194490	1230	0	7	1950	3	5076	N	N	9368 32ND AV SW
6	260830	0040	02/16/01	217000	1240	1200	7	1966	3	6200	N	N	8123 22ND AV SW
6	436520	0160	09/26/01	205000	1240	0	7	1950	3	7740	N	N	8832 34TH AV SW
6	436470	0290	08/25/00	219000	1250	600	7	1962	3	7560	N	N	8451 31ST AV SW
6	798540	0179	05/24/01	260000	1260	580	7	1996	3	5000	N	N	7704 26th PI SW
6	812210	1305	08/10/01	187500	1260	0	7	1953	3	7560	N	N	7323 27TH AV SW
6	926920	0400	02/26/01	233000	1270	0	7	1957	3	4920	N	N	7544 32ND AV SW
6	926920	0145	06/19/01	259950	1280	0	7	1976	3	4920	N	N	7549 34TH AV SW
6	948570	0091	07/25/00	209950	1290	570	7	1984	3	7316	N	N	8427 24TH AV SW
6	436520	0525	10/19/00	178250	1290	0	7	1923	3	7740	N	N	9002 30TH AV SW
6	926920	0944	09/27/00	189500	1310	0	7	1952	4	6820	N	N	7513 28TH AV SW
6	300480	0111	09/19/00	175000	1320	0	7	1955	3	7280	N	N	2016 SW 98TH ST
6	362403	9168	05/15/00	250000	1330	620	7	1996	3	5014	N	N	9224 32ND AV SW
6	812870	0185	09/11/00	175500	1360	0	7	1958	3	7500	N	N	8137 28TH AV SW
6	223500	0055	12/13/00	230000	1360	0	7	1904	4	4560	Y	N	6742 35TH AV SW
6	317260	0080	05/24/01	193500	1360	0	7	1958	3	6400	N	N	9217 25TH AV SW

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6	436470	0565	07/24/01	310000	1360	1120	7	1956	4	7560	N	N	8633 29TH AV SW
6	088000	0008	12/13/01	180000	1370	0	7	1998	3	1789	N	N	2525 SW CLOVERDALE ST
6	088000	0010	04/24/00	171000	1380	0	7	1998	3	1789	N	N	2501 SW CLOVERDALE ST
6	088000	0035	06/12/00	171000	1380	0	7	1998	3	1729	N	N	2507 SW CLOVERDALE ST
6	088000	0115	06/22/00	179950	1390	0	7	1958	3	7440	N	N	8614 24TH AV SW
6	798540	0177	01/22/01	200000	1400	0	7	1955	3	6955	N	N	7711 26TH AV SW
6	681810	0110	11/01/00	219000	1430	250	7	1930	3	5650	N	N	7741 30TH AV SW
6	757320	0007	12/13/01	187500	1430	0	7	1948	3	5500	Y	N	6910 35TH AV SW
6	812210	0785	07/28/00	235000	1440	0	7	1927	3	5120	N	N	7126 31ST AV SW
6	812210	1300	07/27/01	198000	1440	0	7	1953	3	7670	N	N	7317 27TH AV SW
6	436470	0696	05/22/00	195000	1460	0	7	1952	3	6050	N	N	3016 SW TRENTON ST
6	436470	0020	07/09/01	271000	1470	300	7	1948	3	7200	N	N	8408 35TH AV SW
6	798540	0235	08/13/01	239900	1480	0	7	1952	3	5916	N	N	7518 28TH AV SW
6	362403	9130	08/09/00	184950	1540	0	7	1953	3	6300	N	N	2923 SW CAMBRIDGE ST
6	436470	0375	06/12/00	229500	1550	0	7	1963	3	7560	N	N	8438 31ST AV SW
6	745100	0110	06/16/00	179000	1570	0	7	1954	3	7500	N	N	8808 28TH AV SW
6	935290	1095	07/13/00	288500	1610	1000	7	1995	3	4720	N	N	9410 18TH AV SW
6	317260	0025	10/10/01	160000	1680	0	7	1956	3	7936	N	N	9232 26TH AV SW
6	948570	0269	12/21/01	270000	1740	500	7	1991	3	6182	N	N	8134 24TH AV SW
6	436470	0735	02/23/01	265000	1820	260	7	1918	5	7560	N	N	8614 32ND AV SW
6	926920	0125	10/27/00	270000	1850	0	7	1910	4	5264	N	N	7533 34TH AV SW
6	948570	0165	08/20/01	221300	1860	0	7	1922	4	7611	N	N	8426 22ND AV SW
6	193230	0600	07/18/01	239950	1960	0	7	1992	3	3075	N	N	7747 31ST AV SW
6	926920	0340	04/20/00	218000	1970	0	7	1942	5	5160	N	N	3114 SW HOLDEN ST
6	436520	0920	10/24/01	240000	2000	0	7	1923	4	7654	N	N	3220 SW BARTON ST
6	436470	0685	11/08/00	239000	2060	0	7	1990	3	7560	N	N	8645 30TH AV SW
6	935290	0880	02/16/00	214950	2090	0	7	1999	3	5132	N	N	9434 20TH AV SW
6	534720	0030	01/01/00	239950	1080	200	8	1928	3	4800	N	N	9222 35TH AV SW
6	436520	0431	05/10/01	224950	1230	450	8	1955	3	7320	Y	N	2901 SW TRENTON ST

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6	534720	0035	02/16/01	252500	1320	80	8	1928	4	4800	N	N	9226 35TH AV SW	
6	383760	0020	05/18/01	279950	1380	760	8	1991	3	6420	Y	N	7729 27TH AV SW	
6	327780	1460	08/23/01	310000	1560	0	8	1929	4	6250	N	N	6558 34TH AV SW	
6	436520	0114	07/19/01	331039	2380	0	8	2000	3	7683	N	N	3209 SW TRENTON ST	
6	812210	1178	06/30/00	269000	1930	0	10	1999	3	4959	N	N	7112 30TH AV SW	
8	329870	0467	06/23/00	88000	350	0	4	1909	3	6438	N	N	9021 15TH AV SW	
8	513200	0135	09/22/00	126500	580	0	4	1917	4	5080	N	N	8832 12TH AV SW	
8	513200	0025	08/28/01	125000	600	0	4	1919	3	5080	N	N	8809 11TH AV SW	
8	211320	0030	10/08/00	92000	660	0	4	1918	2	5040	N	N	7721 16TH AV SW	
8	211320	0350	10/04/00	137800	686	0	4	1940	4	5160	N	N	7733 18TH AV SW	
8	211270	0105	04/25/01	131950	760	0	4	1919	5	4000	N	N	7736 16TH AV SW	
8	329870	0696	09/21/00	88000	830	0	4	1917	2	9102	N	N	9259 14TH AV SW	
8	211370	1160	04/16/01	115000	430	0	5	1942	5	3500	N	N	8136 13TH AV SW	
8	211470	0525	06/01/01	98000	500	0	5	1916	4	3480	N	N	7755 HIGHLAND PARK WY SW	
8	211370	1035	11/20/01	136000	500	0	5	1983	3	4000	Y	N	8110 14TH AV SW	
8	329870	0025	02/22/00	90000	540	0	5	1921	3	4662	N	N	8826 16TH AV SW	
8	211470	0830	02/22/01	126062	580	0	5	1918	4	4760	N	N	7783 11TH AV SW	
8	797260	0915	02/14/01	149950	610	0	5	1941	3	5950	N	N	8114 11TH AV SW	
8	789980	0220	06/17/00	145000	670	0	5	1919	3	4800	N	N	8844 18TH AV SW	
8	797260	1070	06/29/00	95000	680	0	5	1920	3	4600	N	N	8137 9TH AV SW	
8	211470	0740	09/25/00	122000	680	0	5	1918	3	4800	N	N	7764 11TH AV SW	
8	329870	0661	02/29/00	132500	720	0	5	1916	4	5550	N	N	9215 14TH AV SW	
8	430220	0800	05/01/01	149000	720	0	5	1921	4	5160	N	N	8437 17TH AV SW	
8	211270	0050	12/27/01	107500	720	0	5	1919	3	4000	N	N	7737 15TH AV SW	
8	211470	0475	04/14/00	147500	730	0	5	1925	5	4120	N	N	1010 SW PORTLAND ST	
8	537020	0200	02/15/00	139950	750	0	5	1942	4	5080	N	N	9033 11TH AV SW	
8	797260	2315	07/06/00	189500	750	0	5	1922	4	7620	N	N	8444 12TH AV SW	
8	775050	0265	06/21/00	155000	790	0	5	1919	3	4760	N	N	9038 10TH AV SW	
8	789980	0025	03/23/01	182000	880	0	5	1902	3	5120	N	N	8814 17TH AV SW	

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8	211320	0130	11/20/00	140000	900	0	5	1920	3	10320	N	N	7720 17TH AV SW	
8	211470	0795	06/22/00	139950	920	0	5	1919	4	4760	N	N	7753 11TH AV SW	
8	775050	0105	12/05/01	149999	950	0	5	1997	3	4760	N	N	8810 10TH AV SW	
8	126320	0160	04/17/00	140000	1260	0	5	1912	3	5820	N	N	1001 SW TRENTON ST	
8	797260	0970	05/26/00	130000	550	0	6	1941	3	5975	N	N	8137 10TH AV SW	
8	211370	0650	07/25/00	160000	670	0	6	1937	4	5000	N	N	8137 15TH AV SW	
8	211470	0195	10/05/00	193500	670	200	6	1919	3	10891	N	N	840 SW HOLDEN ST	
8	775050	0125	11/06/00	128750	670	0	6	1938	3	4760	N	N	8838 10TH AV SW	
8	797260	2702	02/24/01	159000	670	110	6	1943	3	4040	N	N	8510 16TH AV SW	
8	789980	0450	04/24/01	145000	670	0	6	1948	3	4720	N	N	8811 18TH AV SW	
8	211370	0815	03/28/01	183950	690	0	6	1942	4	4600	N	N	8146 15TH AV SW	
8	797260	0825	06/04/01	142000	690	0	6	1943	4	5080	N	N	8130 12TH AV SW	
8	797260	1152	08/25/00	180000	700	0	6	1930	3	7620	N	N	8139 8TH AV SW	
8	430220	0220	04/12/00	172000	710	0	6	1920	4	10320	N	N	8657 18TH AV SW	
8	211470	0715	07/25/00	145000	710	0	6	1918	4	4800	N	N	7774 11TH AV SW	
8	797260	1981	03/22/00	115000	720	240	6	1943	3	5124	N	N	8406 9TH AV SW	
8	430320	0450	04/01/00	150000	720	160	6	1948	3	5160	N	N	7910 18TH AV SW	
8	329870	0900	05/24/00	130000	720	0	6	1942	3	4160	N	N	9451 12TH AV SW	
8	329870	0010	06/28/00	148500	720	0	6	1943	4	4070	N	N	1509 SW TRENTON ST	
8	211270	0565	08/25/00	155000	720	0	6	1947	4	4040	N	N	7733 12TH AV SW	
8	430320	0565	09/19/00	154250	720	0	6	1943	3	5160	N	N	7940 17TH AV SW	
8	430320	0560	10/03/00	143350	720	0	6	1943	3	5160	N	N	7944 17TH AV SW	
8	797260	0590	09/28/00	155000	720	0	6	1918	3	7320	N	N	7915 9TH AV SW	
8	329870	0702	10/30/00	132500	720	0	6	1946	3	5550	N	N	9214 14TH AV SW	
8	211370	0295	01/31/01	149950	720	0	6	1943	3	4000	N	N	7904 14TH AV SW	
8	329870	0802	02/20/01	139000	720	0	6	1942	4	4200	N	N	9210 13TH AV SW	
8	329870	0145	02/23/01	189950	720	120	6	1947	3	6771	N	N	8821 13TH AV SW	
8	797260	2781	04/25/01	160500	720	100	6	1949	3	6000	N	N	8612 16TH AV SW	
8	797260	3916	08/09/01	154650	720	0	6	1943	4	6255	N	N	9212 12TH AV SW	

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8	329870	0801	09/07/01	145000	720	0	6	1942	4	4305	N	N	9206 13TH AV SW	
8	211370	0415	09/07/01	179900	720	0	6	1943	4	4200	N	N	7928 15TH AV SW	
8	797260	3315	09/26/01	167500	720	0	6	1943	3	4480	N	N	8610 10TH AV SW	
8	329870	0700	10/09/01	162500	720	0	6	1946	4	5550	N	N	9208 14TH AV SW	
8	211370	0265	10/03/01	141200	720	0	6	1943	4	4000	N	N	7928 14TH AV SW	
8	211370	0080	02/13/01	160000	730	140	6	1926	3	5000	N	N	1218 SW ELMGROVE ST	
8	775050	0425	02/07/00	126500	740	0	6	1918	3	6600	N	N	9046 9TH AV SW	
8	797260	3355	11/29/00	145500	740	0	6	1943	2	4480	N	N	8658 10TH AV SW	
8	329870	0050	07/24/00	112000	750	0	6	1942	3	4125	N	N	1506 SW HENDERSON ST	
8	329870	0127	12/11/00	151000	750	0	6	1942	3	4440	N	N	8858 15TH AV SW	
8	329870	1025	12/12/00	130000	750	0	6	1943	3	5217	N	N	9409 14TH AV SW	
8	329870	0751	01/26/01	150500	750	0	6	1943	4	4125	N	N	1306 SW CAMBRIDGE ST	
8	797260	3950	02/22/01	143000	750	0	6	1943	4	6480	N	N	9252 12TH AV SW	
8	797260	3100	06/26/00	156000	760	0	6	1948	3	7200	N	N	8609 12TH AV SW	
8	430270	0365	05/01/00	157000	770	0	6	1948	3	5160	N	N	8149 17TH AV SW	
8	430320	0189	08/25/00	144950	770	0	6	1948	4	6450	N	N	7931 18TH AV SW	
8	211320	0565	06/26/01	133000	770	0	6	1951	3	9544	N	N	7726 DELRIDGE WY SW	
8	430220	0756	07/20/01	157000	770	0	6	1948	3	4672	N	N	1703 SW THISTLE ST	
8	430220	0755	10/25/01	164000	770	0	6	1948	3	4736	N	N	1709 SW THISTLE ST	
8	430320	0219	06/20/01	170000	780	0	6	1948	4	5520	N	N	1802 SW ELMGROVE ST	
8	797260	3080	09/18/01	137000	780	0	6	1929	3	4800	N	N	8633 12TH AV SW	
8	430270	0435	07/31/01	222000	790	110	6	1919	4	5120	N	N	8114 18TH AV SW	
8	329870	0950	04/14/00	143950	800	190	6	1919	5	6660	N	N	9418 14TH AV SW	
8	329870	0940	05/25/01	145000	800	400	6	1951	3	4510	N	N	1309 SW CAMBRIDGE ST	
8	797260	3330	05/30/00	141000	810	0	6	1943	3	4480	N	N	8626 10TH AV SW	
8	211470	0875	08/17/01	165000	810	350	6	1948	4	4760	N	N	7748 12TH AV SW	
8	797260	0630	10/19/00	165950	820	0	6	1921	4	6350	N	N	7932 11TH AV SW	
8	797260	3036	06/27/00	151000	830	0	6	1942	4	6000	N	N	8636 13TH AV SW	
8	797260	3055	05/17/01	185000	830	610	6	1942	3	5950	N	N	8656 13TH AV SW	

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8	211370	0570	10/09/01	185000	830	0	6	1942	4	4000	N	N	7928 16TH AV SW	
8	797260	3045	10/15/01	160000	830	120	6	1942	3	5950	N	N	8646 13TH AV SW	
8	797260	0460	10/05/01	160000	840	480	6	1927	4	7620	N	N	7951 8TH AV SW	
8	329870	0850	07/10/00	103000	850	0	6	1925	2	4452	N	N	9255 12TH AV SW	
8	211320	0425	06/14/01	214950	850	550	6	1951	4	11040	N	N	7722 20TH AV SW	
8	211320	0210	07/14/01	173000	850	0	6	1919	2	10320	N	N	7745 17TH AV SW	
8	329870	0465	04/11/00	142500	860	0	6	1918	3	6660	N	N	9015 15TH AV SW	
8	430220	0775	11/09/00	165000	860	310	6	1950	3	5160	N	N	8417 17TH AV SW	
8	797260	3030	04/19/01	135000	860	0	6	1942	3	5950	N	N	8626 13TH AV SW	
8	211470	0120	07/02/01	141950	860	0	6	1948	3	4160	N	N	7758 9TH AV SW	
8	797260	4775	07/25/01	135500	860	0	6	1918	3	9240	N	N	9439 4TH AV SW	
8	797260	1135	11/19/01	135000	860	90	6	1921	3	7320	N	N	8140 9TH AV SW	
8	126320	0069	08/22/00	137000	870	0	6	1921	4	4403	N	N	8852 11TH AV SW	
8	211370	0670	05/24/00	174000	880	100	6	1942	3	4000	N	N	8149 15TH AV SW	
8	329870	0028	06/23/00	145900	880	0	6	1971	3	4440	N	N	8832 16TH AV SW	
8	797260	1050	04/21/00	140500	890	0	6	1979	3	7200	N	N	8156 10TH AV SW	
8	537020	0270	02/09/01	187950	900	0	6	1925	4	5280	N	N	9028 12TH AV SW	
8	430220	0535	04/17/01	150000	900	0	6	1952	3	5160	N	N	8652 17TH AV SW	
8	797260	2915	08/06/01	169950	900	0	6	1948	3	8509	Y	N	8602 14TH AV SW	
8	789980	0200	08/18/00	150000	920	0	6	1920	3	9600	N	N	8832 18TH AV SW	
8	430220	0780	01/03/01	152500	920	0	6	1951	3	5160	N	N	8421 17TH AV SW	
8	211320	0440	07/06/01	166000	920	0	6	1947	2	6613	N	N	7712 20TH AV SW	
8	430220	0336	07/18/00	164000	930	0	6	1919	3	5160	N	N	8631 17TH AV SW	
8	211370	0055	12/01/00	215000	940	800	6	1921	5	3893	N	N	7941 12TH AV SW	
8	430220	0625	05/18/01	195950	940	100	6	1949	4	5120	N	N	8417 16TH AV SW	
8	797260	2010	08/30/00	145000	950	200	6	1943	3	4880	N	N	8438 9TH AV SW	
8	211370	0635	08/07/01	207000	960	0	6	1932	4	7500	N	N	8125 15TH AV SW	
8	430220	0495	08/20/01	165000	970	0	6	1919	3	5120	N	N	8703 16TH AV SW	
8	211370	0485	09/21/01	178000	970	380	6	1943	3	4000	N	N	7921 15TH AV SW	

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8	211320	0225	01/10/00	172000	980	980	6	1954	3	5160	N	N	7753 17TH AV SW	
8	797260	3370	10/12/00	116800	980	0	6	1943	3	4920	N	N	8645 9TH AV SW	
8	211470	0560	07/14/00	150500	990	300	6	1938	3	4680	N	N	7785 HIGHLAND PARK WY SW	
8	329870	0426	10/13/00	144950	990	0	6	1943	3	4440	N	N	9028 15TH AV SW	
8	797260	1040	09/13/01	195000	1000	0	6	1918	4	7200	N	N	8144 10TH AV SW	
8	797260	0786	09/26/00	162500	1010	0	6	1921	3	5162	N	N	7917 11TH AV SW	
8	211470	0620	01/23/01	130000	1010	0	6	1959	3	4200	N	N	7760 10TH AV SW	
8	329870	0220	03/29/01	165000	1010	0	6	1919	3	6527	N	N	8821 12TH AV SW	
8	797260	2900	06/14/00	175200	1040	500	6	1939	3	6713	N	N	1428 SW TRENTON ST	
8	789980	0120	06/08/00	155000	1050	0	6	1925	3	5120	N	N	8831 16TH AV SW	
8	211270	0280	06/21/00	164500	1050	200	6	1979	3	4000	N	N	7726 15TH AV SW	
8	797260	2095	06/27/01	155000	1060	0	6	1951	3	7620	N	N	8420 10TH AV SW	
8	329870	0181	05/19/00	169500	1080	170	6	1960	4	6829	N	N	8851 13TH AV SW	
8	430320	0218	06/23/00	155000	1080	0	6	1948	3	4800	N	N	1808 SW ELMGROVE ST	
8	211320	0335	08/23/01	212500	1080	340	6	1918	4	5146	N	N	7725 18TH AV SW	
8	797260	2445	10/25/01	149700	1080	0	6	1948	4	7620	N	N	8420 13TH AV SW	
8	211370	0445	09/26/01	173500	1090	0	6	1943	4	4400	N	N	7954 15TH AV SW	
8	789980	0060	09/27/00	161100	1100	400	6	1919	3	7680	N	N	8844 17TH AV SW	
8	211370	0730	01/18/00	156500	1120	220	6	1947	4	4000	N	N	8118 16TH AV SW	
8	211320	0170	06/11/01	225000	1120	390	6	1918	4	11063	N	N	7709 17TH AV SW	
8	797260	4011	11/27/01	185688	1140	0	6	1915	3	9261	N	N	9402 12TH AV SW	
8	797260	0505	09/28/00	162500	1160	140	6	1920	3	6858	N	N	7902 10TH AV SW	
8	797260	3081	05/03/01	187950	1160	0	6	1963	4	4800	N	N	8629 12TH AV SW	
8	775050	0100	08/30/00	155000	1190	0	6	1951	4	4760	N	N	8804 10TH AV SW	
8	211270	0300	02/11/00	185800	1200	200	6	1998	4	4000	N	N	7710 15TH AV SW	
8	797260	1005	12/07/00	185000	1210	200	6	1919	4	8040	N	N	8102 10TH AV SW	
8	797260	2847	05/08/01	170000	1210	0	6	1921	3	8560	N	N	8712 16TH AV SW	
8	430220	0554	11/20/01	195000	1230	0	6	1977	4	5160	N	N	8636 17TH AV SW	
8	797260	0570	06/01/00	187950	1250	990	6	1927	3	7320	N	N	7937 9TH AV SW	

Sales Available for Annual Update Analysis
Area 77
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
8	797260	0740	07/27/00	220500	1260	200	6	1943	5	5100	N	N	7946 12TH AV SW	
8	537020	0105	04/24/01	165000	1280	0	6	1962	4	4760	N	N	9040 11TH AV SW	
8	211370	0747	04/23/01	199000	1300	100	6	1922	4	6000	N	N	8104 16TH AV SW	
8	797260	2680	04/25/01	194500	1320	0	6	1954	3	8220	N	N	1420 SW SULLIVAN ST	
8	797260	0885	12/20/01	190000	1320	420	6	1930	5	7620	N	N	8121 11TH AV SW	
8	797260	2520	05/16/01	199950	1360	0	6	1951	4	5334	N	N	8411 12TH AV SW	
8	430220	0690	09/25/00	210250	1420	280	6	1919	5	5160	N	N	8448 17TH AV SW	
8	797260	0985	08/18/00	219500	1440	0	6	1947	4	5950	N	N	8121 10TH AV SW	
8	430220	0370	04/27/01	197850	1530	0	6	1953	4	9030	N	N	8657 17TH AV SW	
8	537020	0090	12/21/00	150000	1560	0	6	1947	4	9520	N	N	9050 11TH AV SW	
8	211370	0310	02/01/01	220000	710	690	7	1976	4	4240	Y	N	7905 14TH AV SW	
8	211470	0545	05/05/00	137500	780	0	7	1954	3	4480	N	N	7771 HIGHLAND PARK WY SW	
8	211470	0150	02/28/00	136000	800	0	7	1954	3	3640	N	N	7702 9TH AV SW	
8	430220	1100	09/06/01	193650	830	360	7	1955	4	6784	N	N	8431 20TH AV SW	
8	312404	9191	05/16/00	124500	850	0	7	1954	3	9490	N	N	9052 3RD AV SW	
8	329870	0006	05/17/01	182500	850	170	7	1948	3	5328	N	N	8806 16TH AV SW	
8	211370	0910	04/26/00	154000	860	0	7	1963	3	4300	N	N	8101 13TH AV SW	
8	430220	0350	01/15/01	167000	880	0	7	1972	4	5160	N	N	8637 17th Ave SW	
8	797260	0712	02/05/01	196000	910	1070	7	1983	3	5100	N	N	7912 12TH AV SW	
8	329870	0022	08/02/00	175000	920	0	7	1947	3	5328	N	N	8816 16TH AV SW	
8	797260	2955	03/27/01	170000	920	400	7	1948	3	9600	Y	N	1322 SW TRENTON ST	
8	211320	0090	10/26/00	154000	940	0	7	1953	3	5160	N	N	7752 17TH AV SW	
8	312404	9166	05/01/00	169000	950	0	7	1954	3	6405	Y	N	9400 4TH AV SW	
8	797260	4380	11/20/00	153000	950	0	7	1954	3	7320	N	N	9433 8TH AV SW	
8	329870	0151	08/23/00	219950	960	100	7	1951	4	6771	Y	N	8814 14TH AV SW	
8	797260	3770	03/09/01	156000	960	0	7	1955	3	7620	Y	N	9245 9TH AV SW	
8	329870	0901	06/27/01	180000	960	960	7	1942	3	3794	N	N	9459 12TH AV SW	
8	797260	2480	12/11/01	200000	960	960	7	1964	4	5280	N	N	1202 SW CLOVERDALE ST	
8	211270	0155	09/12/00	154000	970	0	7	1923	5	5192	N	N	1411 SW HOLDEN ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
8	797260	4492	06/22/01	167000	970	0	7	1979	3	7650	N	N	9415 7TH AV SW	
8	329870	0180	05/09/00	174950	980	370	7	1959	3	6654	Y	N	8859 13TH AV SW	
8	797260	2675	10/26/00	155000	980	0	7	1955	3	8220	N	N	1414 SW SULLIVAN ST	
8	797260	0765	01/15/01	187000	980	550	7	1925	4	8890	N	N	7937 11TH AV SW	
8	211320	0412	02/28/01	250000	990	500	7	1982	3	5166	N	N	7734 20TH AV SW	
8	211370	0675	03/24/01	189950	990	600	7	1941	3	3650	N	N	8155 15TH AV SW	
8	797260	1700	02/21/01	230000	1010	400	7	1969	4	7620	Y	N	8432 6TH AV SW	
8	211370	0180	04/13/01	189000	1010	0	7	1962	4	4000	N	N	7921 13TH AV SW	
8	211370	0320	07/18/01	200000	1010	450	7	1979	4	6360	Y	N	7915 14TH AV SW	
8	211370	0330	12/06/01	170000	1010	450	7	1979	4	6360	Y	N	7921 14TH AV SW	
8	430270	0005	01/06/00	188000	1020	450	7	1959	4	6995	Y	N	8107 20TH AV SW	
8	211270	0568	03/01/00	175000	1020	580	7	1989	3	4020	N	N	7737 12TH AV SW	
8	797260	3865	06/02/00	180000	1020	1020	7	1963	4	7620	N	N	9251 10TH AV SW	
8	329872	0010	06/22/01	215000	1030	300	7	1982	3	7403	N	N	7607 7TH AV SW	
8	797260	1733	08/09/00	203000	1040	260	7	1976	3	7620	N	N	8439 5TH AV SW	
8	211370	1130	04/05/01	228000	1040	690	7	1965	4	4429	N	N	1204 SW THISTLE ST	
8	329870	0955	08/22/00	212000	1050	340	7	1957	3	6771	N	N	9426 14TH AV SW	
8	775050	0441	11/20/00	165000	1050	380	7	1964	3	4400	N	N	9058 SW BARTON ST	
8	797260	4040	08/21/00	192000	1060	500	7	1977	3	8250	N	N	9438 12TH AV SW	
8	211320	0015	02/16/00	144950	1070	0	7	1950	3	4960	N	N	7709 16TH AV SW	
8	513200	0150	10/12/00	194000	1070	250	7	1965	3	5040	N	N	8822 12TH AV SW	
8	797260	0879	05/08/00	214000	1100	790	7	1999	3	5273	N	N	8135 11TH AV SW	
8	329870	0230	04/07/00	160400	1110	230	7	1954	3	6527	N	N	8826 13TH AV SW	
8	797260	4150	03/13/00	185000	1120	500	7	1969	3	7620	N	N	9448 11TH AV SW	
8	211370	0790	03/02/01	194500	1120	0	7	1954	3	4000	N	N	8122 15TH AV SW	
8	797260	4169	06/05/01	207000	1120	640	7	1960	3	7620	N	N	9445 10TH AV SW	
8	797260	4155	12/28/01	225000	1120	500	7	1969	3	7874	N	N	9456 11TH AV SW	
8	643840	0225	09/20/01	285000	1130	900	7	1960	4	7658	Y	N	714 SW AUSTIN ST	
8	797260	0530	05/01/01	214000	1140	260	7	1963	3	7620	N	N	7930 10TH AV SW	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	430220	1115	06/04/01	175000	1140	0	7	1960	3	5120	N	N	8441 20TH AV SW
8	312404	9206	03/24/00	189950	1150	900	7	1960	3	9360	N	N	9040 3RD AV SW
8	430220	0380	08/31/00	186000	1150	1150	7	1962	3	5120	N	N	1722 SW TRENTON ST
8	329870	0816	09/17/01	216500	1160	450	7	1953	4	6405	N	N	9220 13TH AV SW
8	430320	0125	04/18/01	228950	1170	790	7	2001	3	5160	N	N	7920 DELRIDGE WY SW
8	430320	0130	05/21/01	226950	1170	790	7	2001	3	5160	N	N	7916 DELRIDGE WY SW
8	430220	0180	06/14/01	237000	1170	690	7	2000	3	5160	N	N	8621 18TH AV SW
8	797260	4330	07/13/01	168000	1170	0	7	1954	3	7620	N	N	9426 9TH AV SW
8	797260	3870	06/22/00	207500	1180	1180	7	1963	4	7620	N	N	9245 10TH AV SW
8	430270	0555	06/29/00	215000	1180	0	7	1988	3	5146	N	N	8136 17TH AV SW
8	797260	4340	09/06/00	155000	1180	0	7	1954	3	7620	N	N	9438 9TH AV SW
8	789980	0410	04/17/01	224900	1190	900	7	1963	4	4720	N	N	8843 18TH AV SW
8	329870	0436	12/11/01	191000	1190	290	7	1964	3	6771	N	N	9045 14TH AV SW
8	789980	0030	06/06/00	199000	1200	320	7	1953	4	10240	N	N	8820 17TH AV SW
8	797260	0465	05/15/01	178600	1200	410	7	1950	3	7620	N	N	7945 8TH AV SW
8	211370	0995	08/15/01	258000	1210	0	7	1984	3	4000	Y	N	8148 14TH AV SW
8	537020	0235	06/07/00	190000	1220	350	7	1975	3	8978	N	N	9056 12TH AV SW
8	211470	0057	03/20/00	200000	1230	720	7	1993	3	4001	Y	N	7751 8TH AV SW
8	430320	0140	03/16/00	213550	1250	790	7	2000	3	5160	N	N	7908 DELRIDGE WY SW
8	430320	0135	04/21/00	220000	1250	790	7	2000	3	5160	N	N	7912 DELRIDGE WY SW
8	797260	3680	06/15/00	158000	1250	0	7	1954	3	7320	N	N	9233 8TH AV SW
8	797260	4435	05/03/01	165000	1250	0	7	1958	3	8296	N	N	9432 8TH AV SW
8	312404	9196	09/04/01	190000	1250	900	7	1966	3	9490	N	N	9055 3RD AV SW
8	430220	0430	09/24/01	180500	1250	0	7	1955	3	10240	N	N	8614 18TH AV SW
8	797260	4195	04/11/00	200000	1270	630	7	1980	4	7620	Y	N	9415 10TH AV SW
8	789980	0586	07/26/01	226500	1270	600	7	1959	3	7680	N	N	8825 20TH AV SW
8	211320	0505	05/19/00	186000	1280	0	7	1986	3	5120	Y	N	7739 20TH AV SW
8	797260	0877	03/15/00	219000	1330	1100	7	1999	3	5001	N	N	8131 11TH AV SW
8	797260	4375	10/19/00	158800	1330	0	7	1954	3	7320	N	N	9439 8TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
8	430270	0230	10/12/01	194500	1330	0	7	1921	4	5132	Y	N	8158 20TH AV SW	
8	211320	0490	02/20/01	214000	1350	680	7	1985	3	4880	Y	N	7727 20TH AV SW	
8	797260	3161	11/27/01	195000	1380	0	7	1952	4	6600	N	N	1110 SW TRENTON ST	
8	797260	3181	03/26/01	185000	1410	0	7	1943	4	6096	N	N	8631 11TH AV SW	
8	430270	0295	06/05/00	199950	1450	0	7	1943	4	7291	N	N	8100 20TH AV SW	
8	329870	0812	05/11/01	169950	1520	0	7	1942	4	4095	N	N	9215 12TH AV SW	
8	797260	2595	06/12/01	240000	1520	680	7	1980	3	6375	Y	N	8445 13TH AV SW	
8	797260	2040	04/04/00	237500	1550	900	7	1990	3	6373	N	N	8445 8TH AV SW	
8	797260	3615	03/27/01	175000	1570	0	7	1954	3	7620	N	N	9208 9TH AV SW	
8	797260	2725	11/09/01	249950	1590	260	7	1958	3	8220	N	N	1409 SW SULLIVAN ST	
8	797260	4265	08/28/01	168800	1610	0	7	1956	3	7620	N	N	9451 9TH AV SW	
8	797260	1825	06/08/00	300000	1720	660	7	1979	4	7620	Y	N	8456 7TH AV SW	
8	797260	0240	09/20/01	312500	1720	700	7	1967	4	7620	Y	N	7944 7TH AV SW	
8	430270	0010	03/08/01	259000	1880	0	7	2001	3	5146	Y	N	8101 20TH AV SW	
8	302404	9149	07/28/00	215000	1920	0	7	1961	3	10430	Y	N	7310 6TH AV SW	
8	797260	1060	02/28/01	228500	1920	0	7	1985	3	6900	N	N	8151 9TH AV SW	
8	430220	0610	05/11/00	222040	1940	0	7	1999	3	5129	N	N	8405 16TH AV SW	
8	789980	0440	08/20/01	293500	2110	580	7	1987	3	9440	N	N	8815 18TH AV SW	
8	329872	0190	11/27/01	215000	1020	240	8	1982	3	10213	Y	N	608 SW AUSTIN PL	
8	329872	0110	09/01/00	206000	1110	320	8	1982	3	7396	N	N	703 SW AUSTIN PL	
8	211270	0260	06/26/01	220000	1190	720	8	1998	3	4000	N	N	7742 15TH AV SW	
8	797260	1320	01/28/00	222000	1230	350	8	1984	3	7650	Y	N	8151 6TH AV SW	
8	302404	9180	06/12/00	262000	1250	650	8	1999	3	7371	N	N	7734 7TH PL SW	
8	797260	1384	06/20/00	242000	1340	380	8	1986	3	6504	Y	N	8112 6TH AV SW	
8	797260	0040	06/26/00	242000	1410	500	8	1987	3	8994	N	N	7950 5TH AV SW	
8	797260	1085	07/25/00	229950	1500	0	8	1927	3	4600	N	N	8121 9TH AV SW	
8	211270	0224	12/21/00	235000	1540	730	8	1992	3	3352	Y	N	7771 14TH AV SW	
8	797260	1382	06/01/00	230000	1570	0	8	1986	3	6504	Y	N	8106 6TH AV SW	
8	797260	1945	05/05/00	227000	1700	600	8	1995	3	7350	N	N	8439 7TH AV SW	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	211320	0442	07/25/00	222000	1720	0	8	2000	3	6054	N	N	7714 20TH AV SW
8	797260	1395	10/24/00	249950	1730	300	8	1987	3	7200	Y	N	8146 6TH AV SW
8	797260	1530	06/16/00	325000	1840	450	8	2000	3	9677	Y	N	8157 4TH AV SW
8	797260	3465	06/05/00	248000	1870	0	8	2000	3	7650	N	N	8645 8TH AV SW
8	797260	3470	10/03/00	249950	1870	0	8	2001	3	7650	N	N	8639 8TH AV SW
8	797260	2550	03/22/00	300000	1930	0	8	1991	3	7620	Y	N	8426 14TH AV SW
8	797260	1545	05/25/00	315000	1930	0	8	2000	3	9692	Y	N	8139 4TH AV SW
8	797260	1570	04/19/00	312047	1990	0	8	2000	3	9711	Y	N	8115 4TH AV SW
8	797260	0742	12/04/00	255000	2180	0	8	2000	3	5100	N	N	7944 12TH AV SW
8	430270	0290	03/19/01	279000	2220	0	8	2001	3	5055	N	N	1817 SW Elmgrove St.
8	797260	1575	07/12/00	368000	2800	0	8	2000	3	9717	Y	N	8111 4TH AV SW
8	797260	1565	07/19/00	325000	1900	0	9	2000	3	9706	Y	N	8121 4TH AV SW

**Vacant Sales Available to Develop the Valuation Model
Area 77**

There are an insufficient number of vacant sales to develop a valuation model.